



**COMMERCIAL
REAL ESTATE**
the sign of a profitable property



OFFICE/RETAIL ON VENTURA BLVD W/ FREE CUSTOMER PARKING
12215 Ventura Blvd., Studio City, CA 91604



VIEW LISTING PAGE

ARICKA JOHNSON
(818) 697-9368 | aricka@illicre.com
DRE#02118106

RACHEL ADAMS
(818) 697-9375 | rachel@illicre.com
DRE#02052879



5990 SEPULVEDA BOULEVARD, STE. 600 - SHERMAN OAKS, CA 91411 - 818.501.2212/PHONE - www.illicre.com - DRE #01834124

OFFICE/RETAIL SPACE
STUDIO CITY

EXCLUSIVELY LISTED BY

ARICKA JOHNSON

ASSOCIATE

(818) 697-9368 | aricka@illicre.com

DRE#02118106

RACHEL ADAMS

SENIOR ASSOCIATE

(818) 697-9375 | rachel@illicre.com

DRE#02052879

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square foot-age are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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OFFICE/RETAIL SPACE
STUDIO CITY

PROPERTY FEATURES

12215 Ventura Blvd., Studio City, CA 91604







APPROX. 1,125 SF

OFFICE/RETAIL

- ✓ Busy shopping center with ample free parking for customers
- ✓ Affluent demographics
- ✓ Office/retail unit with a sink, private office, and storage room
- ✓ Anchored by Chin Chin Restaurant and Peet's Coffee

AREA AMENITIES

- ✓ Located in the heart of Studio City
- ✓ Within walking distance to major retailers, shops, restaurants, bars, and other amenities
- ✓ Easy access to major freeways

— DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	21,387	199,703	601,241
 Avg. HH Income	\$144,304	\$116,494	\$107,122
 Daytime Pop	22,792	213,422	623,459
 Traffic Count	± 36,330 CPD ON STREET		

OFFICE/RETAIL SPACE
STUDIO CITY

INTERIOR PHOTOS

12215 Ventura Blvd., Studio City, CA 91604



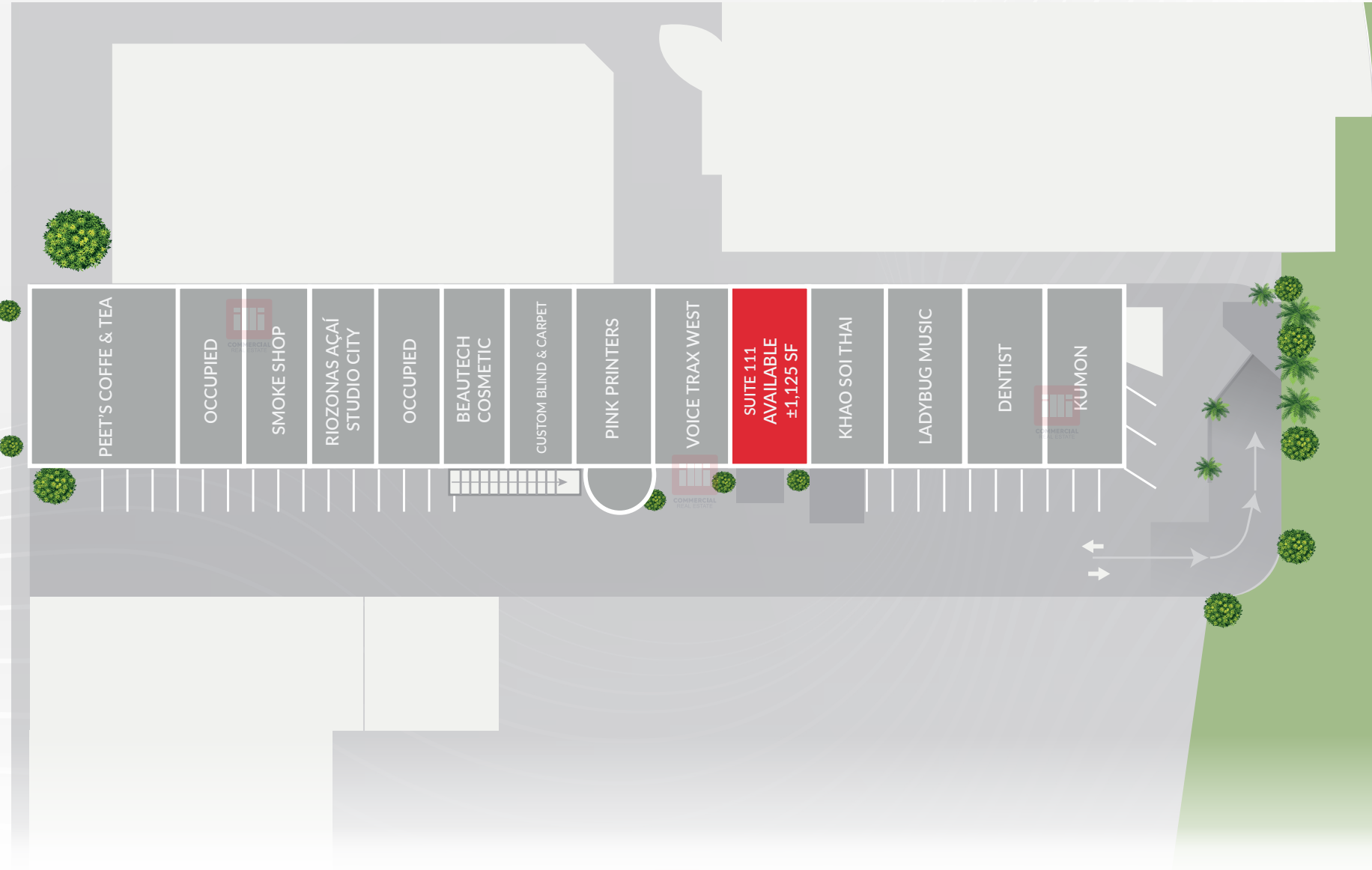
OFFICE/RETAIL SPACE
STUDIO CITY

SITE PLAN

12215 Ventura Blvd., Studio City, CA 91604



VENTURA BLVD



Measurement are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.



AVAILABLE

VONS

Bath
& Body
Works

Public
Storage

CITY NATIONAL BANK
The way up!

GRAVILL
RESTAURANTS

WELLS
FARGO

CITI

UnionBank™

CHASE

COFFEE BEAN
& TEA LEAF

VENTURA BLVD

LALA SUSHI
JAPANESE RESTAURANT

Lemonade

Flavor
of India

california
pizza kitchen

VENTURA BLVD

Peet's Coffee

CHIPOTLE
MEXICAN GRILL

CVS
pharmacy®

PIZZARev
CRAFT YOUR OWN

Sit'n Sleep
YOUR MATTRESS SUPERSTORE

Starbucks

BARNES
& NOBLE

LAUREN CANYON BLVD

Ralphs

BEST
BUY

EREWON

Gelson's

Starbucks

GUESS

Jetco

COFFEE BEAN
& TEA LEAF

EQUINOX

Lemonade

Peet's Coffee

AT&T

STAPLES

WELLS
FARGO

CASA
VEGA

WHOLE
FOODS
MARKET

VONS

BARNES
& NOBLE

Westfield

AERIAL MAP



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